



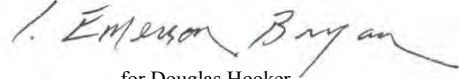
REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: February 13, 2015

ARC REVIEW CODE: R1502131

TO: Chairman Charlotte Nash
ATTN TO: Jeff West, Planning Manager
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review


for Douglas Hooker

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Loganville Highway Tract **Review Type:** DRI

Submitting Local Government: Gwinnett County

Date Opened: February 13, 2015 **Deadline for Comments:** February 28, 2015 **Date to Close:** March 5, 2015

Description: This project is a proposed mixed-use development located in Gwinnett County, at 3100 Loganville Highway SW, between the City of Grayson and the City of Loganville. The development is proposed to include 642 single-family homes, 118 attached residences, 569,616 square feet commercial, retail, and office on 479 acres.

PRELIMINARY COMMENTS:

Regional Context:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Loganville Highway Tract development is within an area designated as both a Developing Suburb and a Rural Area.

The RDG states that Developing Suburbs are in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development.

These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed within these developing suburbs, but care should be taken not to spur unwanted growth.

The RDG also states that Rural Areas are areas in the region where little to no development has taken place or where there is little development pressure. These areas are characterized by sporadic large single family lots, agricultural uses, protected lands, and forests. These areas outline the developed and developing areas, as well as the limits to the urban service area in Atlanta region.

There is a desire by many living in and governing these areas to keep them rural in character. Within rural areas confusion may exist regarding appropriate development densities for rural intensity uses. Most rural zoning categories have 1 unit per acre minimums, which will lead to dramatic changes in character for some rural areas. Increased development may also threaten existing rural economic uses, including forestry and

agriculture. To maintain economic viability without undesirable development, these areas may serve as “sending” areas in a regional Transfer of Development Rights (TDR) program.

The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low intensity development. There is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses. There will be a need to maintain existing transportation infrastructure, but care should be taken to not spur unwanted growth by inappropriate expansion of infrastructure capacity.

Comments and Recommendations:

The current development plan for the proposed Loganville Highway Tract includes multiple uses on various development sites. While having these uses in close proximity can positively impact the traffic impact and overall quality of life for those living in or visiting the site, a better mixing of uses or additional connectivity between the various uses is encouraged. The developer should work with Gwinnett County to investigate greater integration of the site where possible and appropriate. This will encourage non-vehicular travel, thus reducing the traffic impact this development has on the surrounding roadways.

The developer has identified several access points for each of the development sites within the proposed Loganville Highway Tract. This will give residents, employees and guests of the development multiple points to enter and exit the site. Additionally, a potential future connection between the two residential areas has been proposed. The developer should work with Gwinnett County and adjacent property owners to ensure that the location of this potential connection is investigated and if needed preserved for such a date as it can be created as future development in the area occurs.

The developer has also indicated that several trails will be included in the development, including some that connect to adjacent properties and a nearby park. The developer should work with Gwinnett County and adjacent property owners to ensure the planning and construction of these facilities is coordinated. This too will encourage non-vehicular travel, thus reducing the traffic impact in the area, as well as encourage an active lifestyle for those living and working here.

The current development plan for the proposed development includes open space. Where possible, the developer should consider utilizing this open space as a publicly accessible amenity, versus unbuildable floodplain. There are many examples in the Atlanta region of developments using unbuildable land or required open space as a central amenity, to the benefit of those living and working within or near the development.

With a several schools in close proximity to the proposed development, the developer should work with Gwinnett County, the Gwinnett County School Board and the Georgia Department of Transportation to investigate possible Safe Routes to School measures for the existing and future student population in the area.

See additional ARC and GDOT Aviation staff comments which are attached.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF GRAYSON
BARROW COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SNELLVILLE
NORTHEAST GEORGIA REGIONAL COMMISSION

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF LOGANVILLE

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



REGIONAL REVIEW NOTIFICATION

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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: Logaville Highway Tract *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *Feb 28 2015*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: February 13, 2015

ARC REVIEW CODE: R1502131

TO: ARC Community Development, Transportation Access and Mobility, Natural Resources, Research and Analytics, and Aging and Health Services Division Managers

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon **Transportation Access and Mobility:** Studdard, Daniel

Natural Resources: Santo, Jim **Research and Analytics:** Skinner, Jim

Aging and Health Resources: Rader, Carolyn

Name of Proposal: Logaville Highway Tract

Review Type: Development of Regional Impact

Description: This project is a proposed mixed-use development located in Gwinnett County, at 3100 Loganville Highway SW, between the City of Grayson and the City of Loganville. The development is proposed to include 642 single-family homes, 118 attached residences, 569,616 square feet commercial, retail, and office on 479 acres.

Submitting Local Government: Gwinnett County

Date Opened: February 13 2015

Deadline for Comments: February 28 2015

Date to Close: March 5 2015

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

LOGANVILLE HIGHWAY PROPERTY DRI
Gwinnett County
Natural Resources Division Review Comments

February 9, 2015

Water Supply Watershed and Stream Buffer Protection

The proposed project is located in two water supply watersheds. The northern portion of the property is in the Alcovy River Water Supply Watershed and part of the project south of Loganville Highway (SR 20) is in the Big Haynes Creek Water Supply Watershed. Both are small (less than 100 square mile) watersheds. Big Haynes Creek is a public water supply source for both Rockdale County. The Alcovy River is a public water supply source for the City of Monroe in Walton County. Although outside the Atlanta Region, the Monroe intake is only a few miles from the Gwinnett County line. The proposed project property appears to be more than 7 miles upstream of both intakes.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. The minimum criteria in a small water supply watershed include: a limit on impervious surfaces of either 25 percent of the watershed area or the existing amount, whichever is greater; buffer requirements on perennial (blue-line) streams that include a 50-foot undisturbed buffer and 75-foot impervious setback on streams that are more than 7 miles upstream of the closest intake; and other requirements for hazardous materials and hazardous waste. It is our understanding that Gwinnett County has developed alternate criteria for water supply watershed protection.

The USGS coverage for the project area shows that Bay Creek, a tributary to the Alcovy River crosses the Tract A portion of the property north of Loganville Highway. This stream is subject to Water Supply Watershed Criteria buffers, as well as the County's Stream Buffer Ordinance, both of which require a 50-foot undisturbed buffer and a 75-foot impervious surface setback. The submitted project plans show these buffers on Bay Creek, as well as the 25-foot State Sediment and Erosion Control Buffer. Any other waters of the State on this property will also be subject to the State 25-foot Sediment and Erosion Control Buffer.

Storm Water/Water Quality

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	87.66	149.90	1525.28	9467.28	86169.78	107.82	19.29
	162.60	219.51	960.97	6991.80	130242.60	55.28	13.00
	171.41	179.98	1835.80	11484.47	103703.05	130.27	24.00
TOTAL	421.67	549.39	4322.05	27943.55	320115.43	293.37	56.29

Total Percent Impervious: 46%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2465

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Gwinnett County

Individual completing form: Jeff West

Telephone: 678.518.6211

E-mail: jeffrey.west@gwinnettcountry.com

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Loganville Highway Tract

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Land District 5, Land Lots 156, 157, 164 & 165 2800 - 3100 Blocks Loganville Highway (S.R. 20)

Brief Description of Project: Mixed-Use Development (479 acres): 642 single-family homes, 118 attached residences, 465,000 square feet commercial/retail.

Development Type:

☐ (not selected)

☐ Office

☐ Commercial

☐ Wholesale & Distribution

☐ Hospitals and Health Care Facilities

☐ Hotels

☒ Mixed Use

☐ Airports

☐ Attractions & Recreational Facilities

☐ Post-Secondary Schools

☐ Wastewater Treatment Facilities

☐ Petroleum Storage Facilities

☐ Water Supply Intakes/Reservoirs

☐ Intermodal Terminals

☐ Truck Stops

<input type="radio"/> Housing <input type="radio"/> Waste Handling Facilities <input type="radio"/> Any other development types	
<input type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
Project Size (# of units, floor area, etc.):	479 acres; 642 detached homes, 118 attached homes, 465,000 sf commercial/retail
Developer:	Grayson Investment Partners, LLC
Mailing Address:	c/o Mahaffey Pickens Tucker, LLP
Address 2:	1550 North Brown Road, Suite 125
	City:Lawrenceville State: GA Zip:30043
Telephone:	770.232.0000
Email:	jmahaffey@mptlawfirm.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Medical College of Georgia Foundation
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2016-2020 Overall project: 2016-2020
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Developments of Regional Impact

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DRI #2465

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	Gwinnett County
Individual completing form:	Jeff West
Telephone:	678.518.6211
Email:	jeffrey.west@gwinnettcountry.com

Project Information

Name of Proposed Project:	Loganville Highway Tract
DRI ID Number:	2465
Developer/Applicant:	Grayson Investment Partners, LLC
Telephone:	770.232.0000
Email(s):	jmahaffey@mptlawfirm.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$247,000,000
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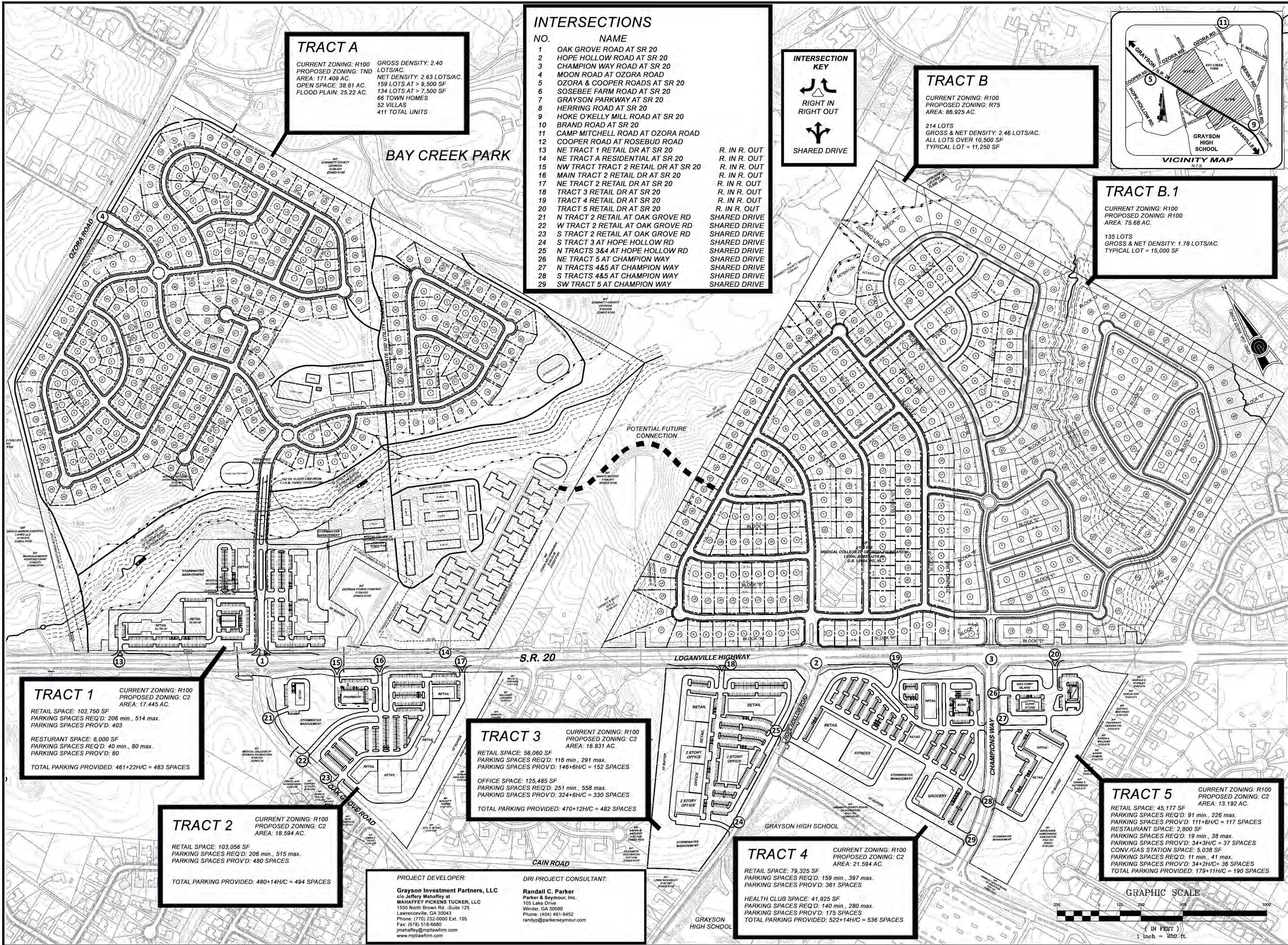
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$3,500,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<hr/>	
<hr/>	
Water Supply	
Name of water supply provider for this site:	Gwinnett County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.435 mgd
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
<hr/>	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
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Wastewater Disposal	
Name of wastewater treatment provider for this site:	Gwinnett County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.378 mgd
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
<hr/>	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
<hr/>	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	See TIS

day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below:See TIS	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	3,861 tons
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	35%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stormwater bmp's, stream buffers.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
<p>If you answered yes to any question above, describe how the identified resource(s) may be affected: Watershed and floodplains will be protected through stormwater bmp's/detention ponds, vegetated stream buffers and impervious surface setbacks.</p> <hr/>	
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TRACT A

CURRENT ZONING: R100
PROPOSED ZONING: TND
AREA: 171.409 AC.
OPEN SPACE: 38.81 AC.
FLOOD PLAIN: 25.22 AC.
GROSS DENSITY: 2.40 LOTS/AC.
NET DENSITY: 2.63 LOTS/AC.
159 LOTS AT > 9,500 SF
134 LOTS AT > 7,500 SF
66 TOWN HOMES
52 VILLAS
411 TOTAL UNITS

BAY CREEK PARK

INTERSECTIONS

- | NO. | NAME | R. IN R. OUT |
|-----|-------------------------------------|--------------|
| 1 | OAK GROVE ROAD AT SR 20 | R. IN R. OUT |
| 2 | HOPE HOLLOW ROAD AT SR 20 | R. IN R. OUT |
| 3 | CHAMPION WAY ROAD AT SR 20 | R. IN R. OUT |
| 4 | MOON ROAD AT OZORA ROAD | R. IN R. OUT |
| 5 | OZORA & COOPER ROADS AT SR 20 | R. IN R. OUT |
| 6 | SOSEBEE FARM ROAD AT SR 20 | R. IN R. OUT |
| 7 | GRAYSON PARKWAY AT SR 20 | R. IN R. OUT |
| 8 | HERRING ROAD AT SR 20 | R. IN R. OUT |
| 9 | HOKE O'KELLY MILL ROAD AT SR 20 | R. IN R. OUT |
| 10 | BRAND ROAD AT SR 20 | R. IN R. OUT |
| 11 | CAMP MITCHELL ROAD AT OZORA ROAD | R. IN R. OUT |
| 12 | COOPER ROAD AT ROSEBUD ROAD | R. IN R. OUT |
| 13 | NE TRACT 1 RETAIL DR AT SR 20 | R. IN R. OUT |
| 14 | NE TRACT A RESIDENTIAL AT SR 20 | R. IN R. OUT |
| 15 | NW TRACT TRACT 2 RETAIL DR AT SR 20 | R. IN R. OUT |
| 16 | MAIN TRACT 2 RETAIL DR AT SR 20 | R. IN R. OUT |
| 17 | NE TRACT 2 RETAIL DR AT SR 20 | R. IN R. OUT |
| 18 | TRACT 3 RETAIL DR AT SR 20 | R. IN R. OUT |
| 19 | TRACT 4 RETAIL DR AT SR 20 | R. IN R. OUT |
| 20 | TRACT 5 RETAIL DR AT SR 20 | R. IN R. OUT |
| 21 | N TRACT 2 RETAIL AT OAK GROVE RD | SHARED DRIVE |
| 22 | W TRACT 2 RETAIL AT OAK GROVE RD | SHARED DRIVE |
| 23 | S TRACT 2 RETAIL AT OAK GROVE RD | SHARED DRIVE |
| 24 | S TRACT 3 AT HOPE HOLLOW RD | SHARED DRIVE |
| 25 | N TRACTS 3&4 AT HOPE HOLLOW RD | SHARED DRIVE |
| 26 | NE TRACT 5 AT CHAMPION WAY | SHARED DRIVE |
| 27 | N TRACTS 4&5 AT CHAMPION WAY | SHARED DRIVE |
| 28 | S TRACTS 4&5 AT CHAMPION WAY | SHARED DRIVE |
| 29 | SW TRACT 5 AT CHAMPION WAY | SHARED DRIVE |

INTERSECTION KEY



TRACT B

CURRENT ZONING: R100
PROPOSED ZONING: R75
AREA: 86.925 AC.
214 LOTS
GROSS & NET DENSITY: 2.46 LOTS/AC.
ALL LOTS OVER 10,500 SF
TYPICAL LOT = 11,250 SF

TRACT B.1

CURRENT ZONING: R100
PROPOSED ZONING: R100
AREA: 75.68 AC.
135 LOTS
GROSS & NET DENSITY: 1.78 LOTS/AC.
TYPICAL LOT = 15,000 SF

TRACT 1

CURRENT ZONING: R100
PROPOSED ZONING: C2
AREA: 17.445 AC.
RETAIL SPACE: 102,750 SF
PARKING SPACES REQ'D: 206 min., 514 max.
PARKING SPACES PROV'D: 403
RESTURANT SPACE: 6,000 SF
PARKING SPACES REQ'D: 40 min., 80 max.
PARKING SPACES PROV'D: 80
TOTAL PARKING PROVIDED: 461+22H/C = 483 SPACES

TRACT 2

CURRENT ZONING: R100
PROPOSED ZONING: C2
AREA: 18.594 AC.
RETAIL SPACE: 103,056 SF
PARKING SPACES REQ'D: 206 min., 515 max.
PARKING SPACES PROV'D: 480 SPACES
TOTAL PARKING PROVIDED: 480+14H/C = 494 SPACES

TRACT 3

CURRENT ZONING: R100
PROPOSED ZONING: C2
AREA: 16.831 AC.
RETAIL SPACE: 58,060 SF
PARKING SPACES REQ'D: 116 min., 291 max.
PARKING SPACES PROV'D: 146+6H/C = 152 SPACES
OFFICE SPACE: 125,485 SF
PARKING SPACES REQ'D: 251 min., 558 max.
PARKING SPACES PROV'D: 324+6H/C = 330 SPACES
TOTAL PARKING PROVIDED: 470+12H/C = 482 SPACES

TRACT 4

CURRENT ZONING: R100
PROPOSED ZONING: C2
AREA: 21.594 AC.
RETAIL SPACE: 79,325 SF
PARKING SPACES REQ'D: 159 min., 397 max.
PARKING SPACES PROV'D: 361 SPACES
HEALTH CLUB SPACE: 41,925 SF
PARKING SPACES REQ'D: 140 min., 280 max.
PARKING SPACES PROV'D: 175 SPACES
TOTAL PARKING PROVIDED: 522+14H/C = 536 SPACES

TRACT 5

CURRENT ZONING: R100
PROPOSED ZONING: C2
AREA: 13.192 AC.
RETAIL SPACE: 45,177 SF
PARKING SPACES REQ'D: 91 min., 226 max.
PARKING SPACES PROV'D: 111+6H/C = 117 SPACES
RESTAURANT SPACE: 2,800 SF
PARKING SPACES REQ'D: 19 min., 38 max.
PARKING SPACES PROV'D: 34+3H/C = 37 SPACES
CONV./GAS STATION SPACE: 5,038 SF
PARKING SPACES REQ'D: 11 min., 41 max.
PARKING SPACES PROV'D: 34+2H/C = 36 SPACES
TOTAL PARKING PROVIDED: 179+11H/C = 190 SPACES

PROJECT DEVELOPER:

Grayson Investment Partners, LLC
c/o Jeffrey Mahaffey at
MAHAFFEY PICKENS TUCKER, LLC
1550 North Brown Rd., Suite 125
Lawrenceville, GA 30043
Phone: (770) 232-0000 Ext. 105
Fax: (678) 518-8880
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**PROPOSED DEVELOPMENT
ON LOGANVILLE HIGHWAY
PROPERTIES**
LOGANVILLE HIGHWAY - S.R. 20
LAND LOTS 156, 157, 164, AND 165 OF THE 5TH DISTRICT
WINNETT COUNTY, GEORGIA

COMPOSITE REZONING EXHIBIT SHEET TITLE		DESIGN		DRAWN		CHECKED		JOB	
DATE	NO.	DESCRIPTION	PP	JAR	ROB	PP	JAR	ROB	
2/24/15									
DATE									
REVISED									
JOB NUMBER									
FILE NUMBER									

STAMP

PROJECT

REVISION

SHEET